

COMMISSIONER'S SALE

FILED

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BRENDA DESHIELDS  
CLERK AND RECORDER  
BENTON COUNTY, AR.

NOTICE IS HEREBY GIVEN, Pursuant to the authority and terms of sale contained in the decretal order of the Benton County Circuit Court entered in Case No. **CV 14-1031** pending between Southwest Stage Funding LLC dba Cascade Financial Services, Plaintiff, and Deric A. Chestnut, et al., Defendants, the undersigned, as Commissioner of the Court, will offer for sale, at vendue to the highest bidder, at the front entrance door of the Benton County Courthouse, Bentonville, Arkansas on Monday, January 12, 2015, at 9:45 o'clock a.m. the following-described real estate, situated in Benton County, Arkansas, to-wit:

**A part of the NW/4 of the NE/4 of Section 36, Township 19 North, Range 28 West, Benton County, Arkansas, being more particularly described as follows, to-wit:**  
**Beginning at a point which is North 88 degrees 07 minutes 05 seconds West 19.00 feet and North 49 degrees 58 minutes 04 seconds West 304.01 feet from an existing rebar marking the SE corner of said Forty acre tract and running thence North 49 degrees 58 minutes 04 seconds West 339.98 feet to the centerline of Arkansas Highway #12, thence along said highway centerline North 42 degrees 29 minutes 49 seconds East 41.76 feet, thence continue along said highway centerline North 40 degrees 34 minutes 17 seconds East 409.84 feet, thence leaving said highway centerline South 46 degrees 51 minutes 47 seconds East 321.73 feet; thence South 01 degrees 51 minutes 47 seconds West 337.26 feet, thence North 49 degrees 58 minutes 09 seconds West 193.76 feet; thence South 40 degrees 34 minutes 17 seconds West 168.98 feet to the point of beginning, containing 3.98 acres, more or less, subject to that portion in Arkansas Highway #12 on the northwest side of herein described tract and subject to all other easements and rights of way of record.**

**Subject to a 30 foot wide access and utility easement being described as a part of the NW/4 of the NE/4 of Section 36, Township 19 North, Range 28 West, Benton County, Arkansas, the centerline of said 30 foot wide easement being more particularly described as follows, to-wit: beginning at a point in the centerline of an existing 10 foot wide gravel drive which is North 88 degrees 07 minutes 05 seconds West 19.00 feet, North 49 degrees 58 minutes 04 seconds West 304.01 feet and North 40 degrees 34 minutes 17 seconds East 36.90 feet from the SE corner of said forty acre tract and running thence along said gravel drive centerline along a curve to the Left having a radius of 1380.47 feet for a chord bearing and distance of North 51 degrees 56 minutes 27 seconds West 261.20 feet; thence continuing along said gravel drive along a curve to the Right having a radius of 167.54 feet for a chord bearing and distance of North 44 degrees 07 minutes 18 seconds West 78.15 feet to the centerline of Arkansas Highway #12 and the point of termination of said easement.**

**Together with a security interest in a certain permanent dwelling affixed to the said lands described as a 2009 Clayton 28 X 52 Manufactured Home Model 24XBA285241H09 Serial Number CLA057367TNAB**

**More commonly known as: 21814 E Hwy 12, Rogers, AR 72756\_**

**TERMS OF SALE:** Are as set forth within the orders and foreclosure decree of the Benton County Circuit Court entered in Case No. CV 14-1031, including but not limited to the following - should any successful bidder fail to perform under the instructions of the Commissioner at time of sale, then that bid shall be void and set aside. The Commissioner thereafter shall find that the subject property be awarded to the next successive highest bidder, until performance is rendered.

Also, on a credit of three months, the purchasers are required to execute a bond as required by law and the order and decree of the Court with approved security, bearing interest at the maximum rate allowed by Arkansas law from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money.

Given under my hand this 24th day of November, 2014.

/s/ Brenda DeShields, COMMISSIONER

